

**City of Eau Claire  
Plan Commission Minutes  
Meeting of March 6, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Seymour, Pederson, Radabaugh, Weld  
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Petrie, Solberg

The meeting was chaired by Mr. Weld.

1. **REZONING (Z-1594-17) – TR-1A & R-1 to R-2P, 3520 Seymour Road**

Mr. Tufte presented a request to rezone property located at 3520 Seymour Road from TR-1A and R-1 to R-2P and to adopt the general development plan for two duplexes. The comprehensive plan identifies the area as being appropriate for low-density residential development which is defined to include single-family housing, two-family housing, plus low-density attached housing. There are existing single-family homes to the east and west of this site. Mr. Tufte noted that rezoning of the property is reviewed under section 18.65.050 of the Zoning Code.

The general development plan shows one duplex placed in between two existing single-family homes along Seymour Road. The other duplex is placed to the rear of the existing single-family home to the east with a driveway along its west lot line. The property does have steep grade and slopes that exceed 20 percent must be shown on the Certified Survey Map (CSM) for the project and labeled as non-buildable.

Applicant, Pamela Lovelien, 6583 North Shore Drive, spoke in support of the project and she noted that the lot is approximately 6 acres with only a small portion buildable. She noted that this neighborhood would not be suited for single family homes due to the fact that two existing mobile home parks are near the property.

Jeff McLain, 3526 Seymour Road, spoke in opposition of the proposed rezoning. He noted when he purchased his home years ago; he always thought it would be a single-family home because the zoning is R-1. He noted concern about the sloping of the land with runoff that has caused flooding to his property and home in the past. He stated that this would increase with the amount of concrete for the driveways and with the duplex. He expressed concerns of having one duplex located in his backyard and another one located in his side yard and the impact of his value of his property.

Janet French, 3614 Seymour Road, spoke in opposition with concern about the drainage and amount of concrete driveways that can cause more issues with drainage and runoff onto her property. She noted that a duplex was not appropriate for this property.

Ms. Mitchell moved to recommend approval to rezone the property with the conditions noted in the staff report. Seconded by Mr. Seymour and motion failed 0-8.

2. **CONDITONAL USE PERMIT (CZ-1702) – Pylon Sign, 4395 N Town Hall Road**

Mr. Petrie presented a request for a conditional use permit to allow a ground sign that would exceed 200 square feet for Kwik Trip store with truck stop located at 4395 N Town Hall Road. The sign code provides an allowance for signs to exceed 200 square feet if a conditional use permit is approved by the Commission. The proposed sign would be 276 square feet with an overall height of 40 feet and would have a 20-foot setback from Town Hall Road. The site plan approval process provides that the existing billboard was to be removed as per the lease agreement for the billboard.

He noted section 16.16.080 D of the sign code to which the sign is reviewed. There are several pole signs to the west; however they are in the Town of Union. Since these signs are outside the city limits, staff does not know the square footage and height, but appear to be taller than 40 feet of the proposed sign and similar in size.

Kevin Erickson with La Crosse Sign Company spoke in support of the sign and noted this sign was consistent with the surrounding signs.

Mr. Radabaugh moved to approve the conditional use permit with the conditions noted in the staff report. Seconded by Ms. Ebert and motion carried.

3. **FINAL PLAT (P-7-03 Amd #9) – Thistledown Plat, Town of Washington**

Mr. Weld lefted his seat.

Mr. Tufte presented a request for an amendment to the final plat of Thistledown Subdivision located north of CTH "II" and east of Hwy. 93 in the Town of Washington. The request is to change the building pad location of Lot 4. The purpose of the building pads is to control the initial construction of a home on the lot to provide for the potential to be resubdivided in the future if sewer and water is extended to this area.

Applicant, Mark Erickson with Kramer Land Design Studio, noted that the owner does not prefer to have a second building site. He noted past practice for the resubdivided lots and has proposed a revised site drawing showing two lots for the property.

Mr. Pederson moved to recommend approval to the amendment to the plat with the condition noted in the staff report. Seconded by Mr. Brenholt and motion carried.

4. **SITE PLAN (SP-1703) – Phenix Salon Studio, 2817 Mall Drive**

Mr. Weld returned to his seat.

Mr. Tufte presented a request to approve a site plan for Phenix Salon to be located at 2817 Mall Drive. The site plan shows a 5,000 square foot building which has a parking requirement of 20 stalls. There are 72 existing parking stalls already on this site. He noted a revised site plan was received that shows the sidewalk connection, lighting will meet city standards and bike parking. The landscape plan shows foundation plantings, shade and other site plantings.

Applicant, Cody Scheidler with Cedar Corporation, spoke in support of the project.

Mr. Brenholt moved to recommend approval of the site plan with the conditions noted in the staff report except for item #1. Seconded by Mr. Pederson and motion carried.

5. **DISCUSSION/DIRECTION**

A. Code Compliance Items  
None.


B. Future Agenda Items

Ms. Mitchell asked if the Commission should give a certificate of appreciation for serving on the Plan Commission to Mr. Larsen. The Commission agreed and Mr. Tufte noted it would be on an upcoming agenda.

C. Additions or Corrections to Minutes  
None.

6. **MINUTES**

The minutes of the meeting of February 20, 2017 were approved.

  
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Jamie Radabaugh, Secretary